

May 12, 2017



## Talbot County Planning Commission Final Decision Summary

Wednesday, April 5, 2017 at 9:00 a.m.

Wye Oak Room, Community Center

10028 Ocean Gateway, Easton, Maryland

### Commission Members:

William Boicourt, Chairman  
John N. Fischer, Jr., Vice Chairman  
Michael Sullivan  
Paul Spies  
Phillip "Chip" Councill-Absent

### Staff:

Mary Kay Verdery, Planning Officer  
Miguel Salinas, Assistant Planning Officer  
Elisa Deflaux, Environmental Planner  
Mike Mertaugh, Assistant County Engineer  
Victoria Rachel, Temporary Recording Secretary

### 1. **Call to Order**—Commissioner Boicourt called the meeting to order at 9:05 a.m.

Prior to introducing the staff, Commissioner Boicourt informed the applicants that one of the Commissioners was absent. He explained that according to the bylaws, the applicants had the option to withdraw their applications without prejudice until such time when all five of the Planning Commission members were present, or they could continue with the proceedings. Commissioner Boicourt further explained that a two, two vote is a negative vote. All the applicants chose to move forward with the proceedings despite the absence of Commissioner Councill.

### 2. **Decision Summary Review**—March 1, 2017

The Commission reviewed the March 1, 2017 Draft Decision Summary.

**Commissioner Sullivan moved to approve the draft Planning Commission Decision Summary for Wednesday, March 1, 2017 as presented with no additions or corrections; Commissioner Fischer seconded the motion. Commissioner Boicourt gave special commendation to Ms. Victoria Rachel for her preparation of the Decision Summary. The motion carried unanimously.**

### 3. **Old Business**

- a. Major Site Plan-(Composite Yacht), #SP578-1650 Marina Drive, Trappe, MD 21673, (map 62, grid 19, parcel 21, zoned Limited Commercial/Intensely Developed Area), Sean Callahan, Lane Engineering, LLC, Agent.

Ms. Deflaux presented the staff report of the applicant's request for a major site plan and six waivers. Ms. Deflaux stated that the Board of Appeals did not approve the

53 permanent use of the 1,932 square foot poly steel building and that request is not  
54 included in the staff report. The specific requests are annotated as follows:  
55

56 1.) *Major Site Plan*- The applicant is requesting Major Site Plan approval for the  
57 expansion of a yacht construction, boat service business classified as a Boat and  
58 Marine Sales and Assembly with Outdoor Storage and Sales to include the  
59 following:  
60

- 61 (a) Construction of a 23,560 square foot, one story, 5 bay boat
- 62 storage/construction/repair/office/sales building; and
- 63 (b) Construction of a 200 square foot paint storage shed  
64

65 2.) *Waivers Requested*

- 66 (1) 190-120 A. Pedestrian Sidewalk and Street Lights
- 67 (2) 190-122 B. (3)(b) Landscaping in Parking Areas
- 68 (3) 190-122 B. (3)(c) Deciduous Shade Trees
- 69 (4) 190-122 D. (1) Street Trees
- 70 (5) 190-128 H. Loading Spaces
- 71 (6) 190-128 G. Bicycle Parking  
72

73 Staff recommendations include:  
74

- 75 1. The applicant shall be required to place a 10 ft-wide sidewalk easement along the
- 76 portion of the subject parcel fronting Maryland Route 50, and record said easement
- 77 in the Talbot County Land Records.
- 78 2. Address the March 8, 2017 Technical Advisory Committee comments from the
- 79 Department of Planning and Zoning, Department of Public Works, Environmental
- 80 Health Department, Talbot Soil Conservation District, and the State Highway
- 81 Administration (SHA) prior to Compliance Review Meeting submission.
- 82 3. The applicant shall commence construction on the proposed improvements within
- 83 twelve (12) months from the date of final approval.
- 84 4. The applicant shall make applications to and follow all of the rules, procedures, and
- 85 construction timelines as outlined by the Office of Permits and Inspections
- 86 regarding new construction.  
87

88 Sean Callahan of Lane Engineering, LLC, and Martin Hardy, the owner of Last  
89 Chance Partnership, LLC, were in attendance. Before discussing his Power Point  
90 presentation, Mr. Callahan stated that he initially presented this same Power Point to  
91 the Commission when he introduced the project on January 4, 2017. He informed the  
92 Commission that the Board of Appeals approved the special exceptions for the  
93 construction of a 23,560 square foot one-story, five-bay boat  
94 storage/construction/repair/office/sales building and the construction of a 200 square  
95 foot paint storage shed. Mr. Callahan further stated that the applicant was before the

96 Planning Commission on April 5, 2017 to obtain approval for a Major Site Plan in  
97 order to obtain a building permit for the large, new building.  
98

99 Mr. Callahan stated that two parcels are involved in this project. He identified the  
100 southern parcel as the area where the boat shed would be built, and the northern  
101 parcel as the sewage disposal area. Mr. Callahan further stated that a State Highway  
102 Administration permit was granted to take the effluent line from the southern parcel  
103 to the northern parcel; the line will be located in an easement along the edge of the  
104 State Highway right of way.  
105

106 Mr. Callahan then discussed the boat staging areas. He stated that some smaller boats  
107 would be staged along Route 50 and the larger boats would be kept on the interior  
108 parking spaces. Mr. Callahan explained that the intermittent storage area in the center  
109 aisle caused parking to be limited at various times; however, after the Planning  
110 Commission reviewed the components of the parking plan in February, they agreed  
111 that due to the nature of the business, employee parking was the greatest need and  
112 that need was met satisfactorily.  
113

114 In the discussion of stormwater management, Mr. Callahan explained that the new  
115 parking lot would drain into the stormwater pond along Route 50. He stated that  
116 significant improvements were being made to the stormwater pond in order to meet  
117 10% pollution reduction under Critical Area Intensely Developed Area (IDA)  
118 requirements; several hundred plants were added in the stormwater pond area in an  
119 attempt to support that reduction.  
120

121 Mr. Callahan articulated some details about the Landscape Plan, which included the  
122 addition of a cluster of smaller trees in front of the new building, the addition of a  
123 cluster of Shadbush along the building closest to Route 50, and the flanking of the  
124 entrance to the site by the addition of a few Shadbush as the Planning Commission  
125 had suggested. Mr. Callahan stated that an amendment of signage was needed to  
126 comply with the Zoning Code.  
127

128 Mr. Callahan stated that the Board of Appeals (BOA) did not feel they had enough  
129 information to approve the poly steel building as a permanent structure. He further  
130 stated that the Board of Appeals opined that the poly steel building could remain as a  
131 temporary structure. Mr. Callahan explained to the Planning Commission that a  
132 response to the concerns of the Board of Appeals regarding the poly steel building  
133 had not yet been given. He said that there was uncertainty as to how to address those  
134 concerns upon the adjournment of their last meeting with the Board of Appeals. Since  
135 then, however, the owner of Composite Yacht has considered keeping the poly steel  
136 building until the new structure is completed and until his boating equipment has  
137 been moved into the new building.  
138

139 Mr. Hardy stated that he intended to remove the poly steel building within a year of  
140 the completion of the new building. Mr. Callahan told the Planning Commission that  
141 the applicant's intention was to reopen the approved case with the Board of Appeals  
142 and explain to them his plans for the poly steel building.

143  
144 Commissioner Fischer was comfortable with the planting of Shadbush on the site. He  
145 stated, however, that it would be acceptable if the applicant wanted to use the yacht  
146 display as part of the aesthetics instead of the Shad bush and not have both in the  
147 same area between Route 50 and the new building.

148  
149 Commissioner Boicourt expressed concerns about the view of sparse foliage as one  
150 approached the property driving north, i.e. coming from Dorchester County, and the  
151 color scheme of the buildings. Mr. Boicourt stated that he understood that the trees in  
152 question were not on the property of Composite Yacht and expressed uncertainty  
153 whether anything could be done about the view in terms of adding growing trees on  
154 the proposed building site. The addition of trees, except on the corner, would impede  
155 the amount of sunlight needed to dry the paint on freshly painted boats on the  
156 property.

157  
158 Mr. Callahan stated that significant excavation will be done on the property and so  
159 the new building would be below street level. Where paint selection was concerned  
160 for the new building and the color of the existing structures, Mr. Boicourt encouraged  
161 the applicant to aim for uniformity. A dark color would be fitting, but ultimately, the  
162 color paint selected would be the applicant's choice. Mr. Hardy explained that he was  
163 limited by the color palette of the building's manufacturer.

164  
165 Mr. Callahan stated that the goal was to harmonize the hue of the proposed new  
166 building with the brick color of the existing building and its red roof. As a result, a  
167 barn red color was chosen. Mr. Boicourt opined that the color blend of the structures  
168 was notable due to the enormity of the boat repair facility. Mr. Boicourt indicated  
169 however, that the steps taken to improve the aesthetics of the site were acceptable.

170  
171 Commissioner Boicourt asked for public comments; none were made.

172  
173 **Commissioner Fischer moved to approve the Major Site Plan for Composite**  
174 **Yacht, 1650 Marina Drive, Trappe, Maryland, map 62, grid 19, parcel 21, for**  
175 **the construction of a 23, 560 square foot commercial building and 200 square**  
176 **foot paint shed with staff recommendations being complied with. Commissioner**  
177 **Sullivan seconded. The motion carried unanimously.**

178  
179 Mr. Boicourt stated that the Composite Yacht project had six waivers on which the  
180 Commission needed to vote. He said that the Commission would vote as a group  
181 unless a Commissioner had objections to a particular Waiver(s). The Planning  
182 Commission agreed to vote as a group; no one objected to any of the Waivers.

Commissioner Fischer moved to approve the six Waivers as listed for the proposed expansion of the commercial business at 1650 Marina Drive, Trappe, Maryland, with all staff conditions being complied with. Commissioner Sullivan seconded. The motion carried unanimously.

#### 4. New Business

- a. Recommendation to the Board of Appeals-(Two Hundred Nineteen, LLC), #17-1665—25815 Avonia Lane, Village of Bellevue, Royal Oak (map 46, grid 12, parcel 122, zoned Village Center-Critical Area), Dave Thompson, Esquire, Agent.

Ms. Deflaux presented the staff report of the applicant's request for a recommendation from the Planning Commission to the Board of Appeals for a special exception to renovate a historic fishing facility and waterman docking area by adding a new bulkhead, finger piers, and piers to be used for the following:

1. Fisheries Activities Facilities-loading and off loading for commercial watermen.
2. Marine Contracting-loading and unloading and material marshaling area.
3. Marinas-slip rental and boat docking
4. Aquaculture (Wholesale)-shell stockpiling and spat tank, loading and staging area

Staff recommendations include:

1. The activities occurring on the shoreline development buffer shall be limited to the aquaculture and fisheries activities use, as shown hereon and defined in the Talbot County Code.
2. The applicant will need to apply for a variance of the encroachment into the shoreline development buffer with any new lot coverage after receiving the "Certificate of Nonconformity" from the Planning Officer or for the stockpiling of rip rap stone or timber pilings associated with the Marine Contractor use.
3. The applicant shall obtain current Federal, State, and local permits as applicable.
4. Prior to beginning operations on the site, the Applicant shall apply for, obtain and comply with the requirements of a Minor Site Plan approval from the Planning Office and the Planning Commission, if the Planning Officer chooses to bring the matter before the Commission.
5. The applicant will be required to record an access easement over Parcel 134 for the benefit of Parcel 122 in the Land Records. The easement document is subject to Talbot County approval before recordation.
6. The applicant should provide landscaping and screening consistent with the Comprehensive Plan and the Zoning Ordinance.

The applicant, Mark Hill, who represented Bailey Marine Construction Company along with Dave Thompson, Esquire, and Mr. Sean Callahan from Lane Engineering, LLC, were in attendance.

Mr. Callahan, with the aid of a Power Point presentation, gave an overview and a brief history of the site of the proposed project. He stated that the applicant needed the approval of a special exception and site plan. Mr. Callahan indicated that the site plan in the Planning Commission packet was different from the one that was on the slide presentation. He stated that the site plan shown in the Power Point was the Plan renewed at the Pre-Application meeting. Mr. Callahan explained that there would be multiple uses for the proposed site; the property had been a working site for many years, and it was the location for the historic W. A. Turner Packing House. He stated that Bailey Marine has a facility at Easton Point but with the long term plans for Easton Point, the company would like to move the majority of their waterside operations to the property in question; 25815 Avonia Lane in Royal Oak, Maryland. The facility at Easton Point is used occasionally to load and unload watercraft; the Avonia Lane location would be a replacement location to ultimately supersede the use at Easton Point.

Mr. Callahan stated that the Avonia Lane property, commercial uses that are permitted in the Village Center (VC), by special exception, for 100 years. He pointed out some recent renovations to the site including the straightening out of the shoreline, the construction of a 45 foot pier, and the straightening out of a portion of the bulkhead to accommodate barges. Mr. Callahan also stated that the applicant obtained a dredging permit which he opined was a major feat in the State of Maryland. Subsequently, the bulkhead can be rebuilt and the dredging done.

In his presentation, Mr. Callahan stated that stormwater management was needed. He also said that a new bulkhead would be built due to plant growth on both sides of the existing one. However, the removal of the existing bulkhead would result in areas of scantily vegetated tidal marsh. Therefore, the marsh would need to be revitalized.

One of the concerns that was voiced in the applicant's last Pre-Application meeting with the County was the water dependability of the stockpiling staging areas, and the rip-rap staging areas. There was also uncertainty about these areas existing in the Buffer without a variance. Mr. Callahan reiterated that the applicant was before the Planning Commission on April 5, 2017, to seek approval for the use request of the property as a recommendation to the Board of Appeals; a site plan approval was not being sought at today's meeting.

Mr. Callahan, along with Mr. Thompson, answered several questions from the Planning Commission regarding the use of the property in question. Mr. Fischer asked Mr. Mertaugh about the ownership of Avonia Lane. Mr. Mertaugh told the Commission that should Mr. Hill purchase the property, he would be one of four

owners of Avonia Lane. Mr. Mertaugh further stated that because Avonia Lane was a private road, a private road maintenance agreement would be needed; Mr. Thompson stated that the most intensive user of Avonia Lane would be responsible for maintaining the road. Commissioner Fischer asked about the term “stockpiling area” shown on the site plan. Mr. Thompson stated that “staging area” was the more accurate term since the Avonia Lane site would be the area where pilings would be held for loading onto the barges. Mr. Spies asked what guideline was in place to relegate the growth of the proposed intermittent stockpile on the Avonia Lane site; he was concerned with the location of the stockpile and the size of it. The Planning Officer, Mary Kay Verdery, stated that the applicant must stay within the parameters of the proposed site plan that staff approved, otherwise, he would be in violation of the approved plan. She also reiterated to the Commission that a recommendation to the Board of Appeals for the approval of the special exception use of 25815 Avonia Lane was the reason the applicant appeared before the Commission in today’s hearing; a site plan approval would be requested at a later date.

Mr. Boicourt stated that the proposed uses for the property were appealing. However, he was concerned about the potential intensity of aquaculture on the site because Bellevue is a small village.

Commissioner Boicourt asked for public comments; none were made.

**Commissioner Sullivan moved to recommend to the Board of Appeals to approve the special exception use for 25815 Avonia Lane, Village of Bellevue, Royal Oak, Maryland with staff conditions being complied with, to renovate a historic fishing facility and waterman docking area by adding a new bulkhead, finger piers, and piers to be used for the following:**

- 1. Fisheries Activities Facilities-loading and off loading for commercial watermen.**
- 2. Marine Contracting-loading and unloading material marshaling area.**
- 3. Marinas-slip rental and boat docking.**
- 4. Aquaculture (Wholesale)-shell stockpiling and spat tank, loading and staging area.**

**Commissioner Fischer seconded the motion. The motion carried unanimously.**

- b. Concept Plan Review for Chesapeake Links (RDC Harbourtowne, LLC)—9784  
Martingham Circle, St. Michaels, Maryland 21663, (map 15/23, parcel 16/1, zoned Rural Residential/Rural Conservation), Bill Stagg, Lane Engineering, LLC, Agent.
- c. Concept Plan Review for Chesapeake Links (RDC Harbourtowne, LLC)—9789  
Martingham Circle, St. Michaels, Maryland 21663, (map 23, parcel 1, zoned Rural Conservation), Bill Stagg, Lane Engineering, LLC, Agent.

The applicant was represented by Mr. Zach Smith and Mr. Bruce Armistead, from Armistead, Lee, Rust & Wright law firm, and Mr. Bill Stagg of Lane Engineering, LLC. Two Concept Plans were presented by the applicant's representatives and were reviewed as a single discussion at today's Planning Commission meeting.

Mr. Smith, in his presentation, stated that RDC Harbourtowne Resort had been renamed Chesapeake Links. He further stated that renovations of the golf course began in 2016, but the work halted during the winter due to weather conditions; renovations of the golf course are expected to resume later this spring. Mr. Smith reported that concurrently with the completion of the golf course renovations, the owner of Chesapeake Links would like to move forward with renovations to the hotel and the resort amenities. Originally, the applicant planned to demolish the buildings that exist on the property and build new ones. However, due to various reasons, his intention has changed. The Chesapeake Links representative stated that the new plan is to maintain the existing structures on the property, and perform significant renovations to the improvements on the existing structures.

Plans were submitted to the County and to the Martingham Homeowners Association. There was also a distribution of plans to the Martingham Utilities Board, the Martingham Property Owners Association Board as well as several residents in the community with whom Mr. Smith said he held conversations. The residents with whom he shared the plan had favorable responses. Mr. Smith was not surprised by the positive response of the residents to the proposed concept plans since, he opined, the property will be more attractive and its functionality as a golf resort would be improved.

Mr. Smith informed the Commission that a concept plan was submitted by the applicant to secure an appointment on today's agenda. Subsequent to that, the owner directed the representatives to make a few relatively minor changes to the concept plans which, Mr. Smith stated, the Commission was not in a position to approve in today's meeting. Mr. Smith further stated that the project will return to the Commission for a decision in May. The Planning staff had previously informed the Chesapeake Links representatives that the agenda had been advertised and so the concept plans reviewed by the Planning Commission must be the same plans that were presented to the Technical Advisory Committee (TAC) on March 8, 2017. In May, the applicant will present to the Planning Commission the request for the approval of the site plans for both the hotel and the amenities areas.

Mr. Stagg, in his presentation, detailed Mr. Smith's summary of the concept plans. Mr. Stagg distributed copies of a Chesapeake Links Golf Club & Resort map to the Commission and staff. Areas on the map were identified from A through R and he explained those areas and answered several questions from the Commission that helped to clarify various aspects of those plans including concerns about the berms.



Mr. Smith stated that the applicant communicated with the golf course designer to remove some amount of dirt from the berms. This was scheduled to be done in December, but due to the wintry weather, it was delayed until spring-late April to early May. At that time, Mr. Smith continued, some significant changes will be made. The Chesapeake Links representative could not quantify what those changes will be, nor could he guarantee that those changes would address everyone's concerns about the berms.

Commissioner Fischer remarked that addressing those concerns was important to the community and to the County. Mr. Smith agreed. Mr. Smith stated that he would conference with the applicant in an attempt to establish a particular date for the berm modifications and present that to the Planning Commission and to the public at the upcoming Planning Commission meeting in May.

Commissioner Boicourt asked for public comments; several individuals from the audience commented and expressed their concerns about various aspects of the proposed project.

Ms. Megan Gould expressed concerns about the height of the fire suppression building and questioned whether the neighborhood would be adversely impacted by the noise from the pump. Mr. Stagg explained, with the help of the map, that the 40,000 gallon storage tank will be housed in a small shed-like structure and will be a significant distance from Ms. Gould's residence; her townhome is directly across the street from the golf course. Mr. Stagg further stated that there would be hardly any noise from the pump unless there was a fire.

Ms. Susan Blankner asked about the possibility of sinking another well to support the pressure that might be required to support the fire suppression system use or refilling. Mr. Stagg stated that the 40,000 gallon tank fire suppression system was designed to fuel all the sprinklers on the resort for the first 20-30 minutes of a fire, depending on the fire size and area; the fire suppression system was not designed to be in continuous operation in the event of a huge fire. The Agent of Chesapeake Links further stated that there would be no need for a constant fill of the tank since the water would only be utilized should a fire occur. In the event of a fire, Mr. Stagg said that the tank, initially, would be filled from a swimming pool vendor; any depletion of the amount of the water in the tank, thereafter, would be supplied over a period of time from water sources outside the community; a well would not be necessary. The area resident also had questions about traffic patterns and stormwater management in the area of the proposed project and those queries were also addressed.

Mr. Smith later stated that there will be no significant increase in traffic. He also stated that the existing development in the proposed project area was developed before the current stormwater management rules were established. He opined that the

stormwater management in the area will improve since Chesapeake Links will be introducing some new features for the treatment of stormwater.

David Prevost, President of the Martingham Property Owners Association (MPOA), expressed support of the Chesapeake Links Project on behalf of the association. He also indicated that several meetings had been held with the Chesapeake Links representatives in an effort to give voice to and address the concerns of the Martingham Circle residents. Although there was a diversity of opinions, Mr. Prevost stated that the MPOA board, in general, was in support of the project as proposed.

Mr. Dick Kelly, a representative from the Quail Hollow Association, expressed the residents' concerns about the height of the berms and that it was an issue for prospective buyers. Mr. John Gargalli expressed similar views.

Commissioner Boicourt was pleased about the Chesapeake Links representatives presenting the review of the two concept plans. He also felt it was very helpful to hear positive feedback about the proposed project especially because of the enormity of it, and its impact, potentially, on the entire community. The two concept plans will return as projects on which the Commission will vote at the next Planning Commission meeting in May.

- d. Administrative Variance-(RDC Harbourtowne, LLC) 9784 Martingham Circle, St. Michaels, MD 21663 (map 15, grid 19, parcel 16, Lot B; zoned Rural Residential), Bill Stagg, Lane Engineering, LLC, Agent.

This item was tabled. The Administrative Variance will be on May's agenda under Old Business.

- e. Recommendation to County Council-(Talbot County, Maryland) Working Waterfront Master Plan for Bellevue; Miguel Salinas and Lardner/Klein Landscape Architects, Agents.

The Assistant Planning Officer, Miguel Salinas, gave a succinct background of the Village Waterfront Master Plans for Bellevue, and Tilghman. Mr. Salinas reported that Talbot County received a Working Waterfront grant that enabled the County to hire Lardner/Klein Architect Landscape Associates in February of 2016, to assist with the aforementioned Village Master Plans. The two Village Master Plans were to be in accordance with the recommendations of the Comprehensive Plan. Mr. Salinas explained that the purpose of the grant is to preserve and enhance the waterfront and to maintain the historic character of the Villages. The Assistant Planning Officer also stated that discussions with the public began last June, and again in the end of October. The consultant has been working with staff, since then, to produce the two Village Waterfront Master Plan drafts.

At today's meeting, Mr. Jim Klein presented both Master Plans on Power Point. In discussing the Bellevue Master Plan, Mr. Klein gave an overview of the five goals intended to address the concerns of the community while achieving the community's vision. He stated that the community meetings were well attended, and several concerns were cited from the discussions held with the Bellevue residents among which were sea level rise, flooding, (sea level rise doesn't affect Bellevue until the sea level increases four or five feet), and speeding vehicles entering and exiting the Village. Mr. Klein reported that the County Roads Superintendent implemented several additional chip-seal layers in a pattern that function like speed warning strips, to address some of the traffic concerns. Commissioner Fischer asked about the effectiveness of those traffic calming measures since they have been put in place. Mr. Klein remarked that they were effective entering Bellevue and there was a recommendation to install similar measures to reduce the speed of traffic exiting the Village. If the speed of traffic was not reduced, then possibly, speed activated signs would be implemented.

Mr. Fischer asked if the Citizens Advisory Committee (CAC) would continue to be a voice for the Bellevue Community. Ms. Verdery stated that the aforementioned committee was appointed by the County Council specifically for the Working Waterfront project in order to assist the County in the Master Planning process. She indicated that the group could be strategically made cohesive, moving forward, to provide the support needed. Commissioner Fischer also asked about the process of the implementation of the Bellevue Plan. Ms. Verdery stated that adoption of the Bellevue Plan by the County Council would make the Bellevue plan a formal part of the County's reviews. Mr. Fischer was pleased that the vision statements of the Bellevue and Tilghman Master Plans respectively, referred to the desire to maintain the rural scale and architectural character of the village.

At the invitation of the Chairman, Mr. Bill Spain, a realtor of Bellevue, expressed several concerns about the plan including the Citizens Advisory Committee, and the overall overlay and overlay easements that are being considered for the entire community. During the discussion, Mr. Salinas indicated that the draft document that the Commission received did not contain the comments from the last CAC meeting. He stated that comments from the last CAC meeting along with public comments, including those made at today's meeting, will be included in the new draft document. The Chairman of the Commission stated that he was not comfortable voting on the Bellevue plan until the new draft was compiled. This project will return to the Commission in May.

- f. Recommendation to County Council-(Talbot County, Maryland) Working Waterfront Master Plan for Tilghman; Miguel Salinas and Klein Landscape Architects, Agents.

In the discussion of the Working Waterfront Master Plan for Tilghman, Mr. Klein identified and gave a brief exposition of the four goals of the Tilghman community.

He pointed out several concerns of the residents including the requirement to use existing footprints to erect new structures. The residents desire to establish an Intensely Developed Area (IDA) designation for areas within the village. However, there is limited acreage available for IDA designation.

Mr. Spies expressed his approval of the community's desires for their Villages as exhibited in the Working Waterfront Master Plans.

Upon the invitation of Mr. Boicourt, some members of the audience made comments on the Tilghman Master Plan. One resident of Tilghman, Ms. Leslie Steen articulated several concerns and comments about the Tilghman community, and felt that sufficient time was not given to peruse the contents of the Master Plan. She stated that Tilghman was a wonderful community with a fragile economy. She also said that the Master Plan did not address the Tilghman Island Inn, and the Harrison Hotel that has, or is in the process of being foreclosed. Mr. Salinas stated that staff would continue to receive comments through the month of April, not just until April 5, 2017. Ms. Verdery reiterated, as response to questions from the Commission, that the Master Plans were guides as to what could be incorporated into subsequent implementation plans.

- g. Recommendation to County Council-(Talbot County, Maryland)  
Zoning Text Amendment for "in play area"; Mary Kay Verdery, Agent.

Ms. Verdery stated that the Critical Area Commission gave staff certain guidelines in order to define "in play areas." She read the definition as follows:

"Within the boundaries of a parcel that has been improved as a golf course, the in-play area shall include all portions of the property that are dedicated to and customarily used for the activity of playing golf, and that are not beyond the boundaries of the course or associated practice facilities. The following areas shall not be considered "in-play": areas occupied by commercial structures, areas used for commercial activities other than golf, areas used for storage of materials and equipment, areas used for maintenance and repair, parking facilities, clubhouses, tennis courts, swimming pools, and forests or other natural areas where the activity of golf is not customarily played in, over or through."

During the discussion, Ms. Verdery clarified to the Commission that the pro shop was not a part of the "in-play" area designated for golf play. She further stated that because of the open area associated with the golf course, the Critical Area Commission supported expansion of "in-play" areas up to 20% in the Critical Area since they remain essentially in a natural state. The pro shop would be a commercial structure and would be categorized under the 10 % nonconforming use expansion for a golf course in the Rural Conservation (RC) zone.

532                    **Planning Commission Recommendation**

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534                    The Planning Commission recommended unanimously (4-0) to approve the text  
535                    amendment as introduced by Council in Bill 1354. Commissioner Councell absent.  
536

537                    5. **Discussions Items**

538                    Easton Hardscape-Memo

539  
540                    The Planning Officer updated the Commission on the status of the Easton Hardscape  
541                    project. She stated that the building had been reduced from the approved 60 x 40 feet, to  
542                    30 x 40 feet, and the height had been reduced to 20 feet. The Commission was pleased  
543                    that they were notified of the revisions and approved the reductions.  
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545                    6. **Staff Matters**

546                    NextStep 190 Code Update

547  
548                    The Planning Officer reported to the Commission that due to staff changes at  
549                    Codewright, the agreement that was made to have them as consultants for the County's  
550                    zoning update, would be terminated. She further stated that the County Council decided  
551                    that staff could move forward with the selection of Environmental Resources  
552                    Management (ERM) to complete the Code update. ERM has provided technical and  
553                    administrative assistance on the current Chapter 190 and several sections of past  
554                    Comprehensive Plans. A meeting is scheduled with ERM and staff for Friday, April 7,  
555                    2017.  
556

557                    7. **WorkSessions**

558                    None

559  
560                    8. **Commission Matters**

561                    None

562  
563                    9. **Adjournment**—Commissioner Boicourt adjourned the meeting at 12:20 p.m.  
564